

#### 4.2.18 SL Scofield Lakeshore Zone

##### A. Legislative Intent

The primary purpose of the County Commission in providing for the SL Scofield Lakeshore Zone (formerly S-1 Zone) is to promote and protect the water quality of the lakeshore and prevent the degradation of the natural and social environment in the Scofield Reservoir area.

Accordingly, the major purpose of the SL Scofield Lakeshore Zone is to establish standards for the further filling in or expanding of existing developed areas adjacent to the Scofield shoreline, and a mechanism for implementing those standards.

Development in this zone is characterized by a mixture of conventional, log and factory built dwellings on relatively small individual lots that are served by approved culinary water and sewage disposal facilities.

Because of the significance of the reservoir as the principle source of culinary, industrial and irrigation water for the Price River Valley, and also as a prime water-based recreation facility, a major focus of the requirements of this zone are directed toward the preservation of the quality of both surface and underground waters in the reservoir area.

##### B. Permitted Uses

The following buildings, structures, and uses of land shall be permitted upon compliance with the conditions set forth in this code:

1. Single-family dwellings, conventional and factory built, when placed on a lot within an approved planned mountain home development, or on an existing lot of record.
2. Customary residential accessory structures.
3. Public agency parks and playgrounds.
4. Private parks, playgrounds, parking areas and open space.
5. Minor utility transmission projects.
6. Water diversions, water distribution systems, facilities and structures for water.
7. Home occupations subject to the provisions of [Section 3.3.15](#).

##### C. Permitted Conditional Uses

The following buildings, structures, and uses of land shall be permitted upon compliance with the requirements set forth in this Code and after approval has been given by the Planning Commission. Approval of other agencies or levels of government may be required.

1. Planned mountain home developments subject to the applicable provisions of [Section 5.2](#) of this Code.
2. Condominium projects, per [Sections 5.7](#) and [5.8](#).
3. Mountain recreation vehicle courts when operated by a public agency, subject to County Commission approval and conformance to all design and improvement standards.

4. Major utility transmission and railroad projects, per [Section 5.5](#).
5. Dude ranches and resorts.
6. Lodging Houses and Bed & Breakfasts.

D. Area and Width Requirements

The minimum area and width of a zoning lot within the zone shall be as follows:

<u>USE</u>	<u>MINIMUM AREA</u>	<u>MINIMUM WIDTH</u>
Single-family dwelling	12,000	80 feet
Other uses	as approved	as approved

E. Access requirements

Per [Table 4.1](#).

F. Location Requirements

Buildings shall be set back from the property line as per [Tables 4.2](#), [4.3](#) and [4.4](#).

G. Size and Width of Dwelling

Each dwelling shall have a main floor living area of not less than six hundred (600) square feet, and a total width and length dimension of not less than twenty (20) feet.

H. Utility Requirements

Per [Table 4.5](#).